

Guadalupe Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Guadalupe	5,458	5,228	0.2%	-4.2%
Maricopa County	2,122,101	3,072,149	-	44.8%

Median Household Income

	<i>1990</i>	<i>2000</i>
Guadalupe	\$18,258	\$30,089
Maricopa County	\$30,797	\$45,358
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	1,382	913	17.5%
African American	21	56	1.1%
Native American	2,139	2,310	44.2%
Asian	10	7	0.1%
Other	1,906	1,942	37.1%
Hispanic	3,971	3,782	72.3%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	1,140	1,110
Homeownership Rate	65.2%	68.4%
Average Household Size	4.76	4.70

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	2,501	2,146	41.0%
20 – 54 yrs	2,423	2,372	45.4%
55 & Over	534	710	13.6%

Median Age	22.1	25.2
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	842	830	70.1%	-1.4%
Townhouse / Condo	94	141	11.9%	50.0%
Multi-family Units	109	93	7.9%	-14.7%
Manufactured Home	99	120	10.1%	21.2%
Other Units	27	-	0.0%	-100.0%
Total Units	1,171	1,184	-	1.11%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$944	\$427
# of Units Surveyed	60	0

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	3	\$98,900	8	\$81,000	11	\$85,500
1997	1	\$99,000	7	\$95,000	8	\$95,200
1998	-	\$0	8	\$56,000	8	\$56,000
1999	-	\$0	8	\$54,000	8	\$54,000
2000	9	\$66,000	13	\$65,200	22	\$66,600

Assisted Housing Units Produced between 1996 - 2000

Guadalupe	22
Maricopa County	8,344

Housing Affordability Gap

	Guadalupe	Maricopa County
Total Gap	470	108,373
Gap as a % of Total households	42.3%	9.6%
% of Median household Income where total gap occurs	249%	